

JH
KCS
IT IS AGREED That Buyer may occupy the premises on or after January 1, 1958, provided this contract is then in force and effect.

JH
HCS
The monthly installments of \$36.53 per month include interest at 6%. In addition, Buyer agrees to pay in addition to the monthly installment \$6.47 per month to cover taxes and insurance and to pay such additional amounts as may be necessary from time to time in the event said taxes or insurance rates are increased. Seller agrees to use said additional amounts to pay said taxes and insurance premiums.

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It is recognized by the parties that there is an existing mortgage covering the property which the Buyer has not and does not assume, and that part of the aforesaid monthly payments is to be used in amortizing said first mortgage. It is agreed that Seller may place a new mortgage or mortgages on the property at some future date, but said amount of mortgages are not to exceed the unpaid amount Buyer may owe seller on this contract and payments on same are not to be in excess of payments on this contract.

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It is expressly agreed and understood that failure of the Buyer to make said payments in accordance with this contract subjects Seller to risks of foreclosure and additional expenses, and that in the event of default by Buyer, all amounts paid by Buyer which might be deemed to be in excess of a reasonable rental, shall be treated and considered as liquidated damages to be retained by Seller for such breach or default.

JH
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Buyer shall have the right of continued possession so long as he has not defaulted on payments due on this contract or otherwise breached the terms thereof. Upon breach of this contract by Buyer, or upon default by Buyer in the aforesaid payments, Buyer hereby appoints I.A.Giles, Jr. as his duly authorized Attorney-in-fact to execute upon the records of Greenville County a cancellation of this contract in the name of Buyer, provided that said I.A.Giles, Jr. attaches to said cancellation an affidavit by him made to the fact of default, and upon such cancellation being entered of record, Buyer agrees that said contract shall be forthwith cancelled with the same force and effect as though cancelled by Buyer himself, and that any purchaser from Seller or its successors, heirs or assigns shall not be required to make inquiry as to the fact of default or breach of contract.

JH
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Buyer shall have the right to anticipate payments in whole or in part at any monthly payment time, provided payments are in accordance with the amortization schedule.

[Handwritten signature]
HCS

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE,

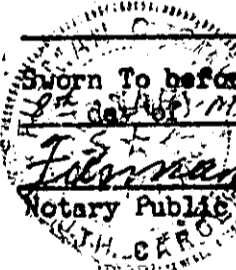
PERSONALLY appeared before me C.A. TATE who, being duly sworn, says that he saw ~~_____~~ Ira A. Giles, Jr., Seller and H. J. Brown, Buyer, sign, seal and as the act and deed of said Buyer and Seller respectively, deliver the foregoing Contract for Deed, and that he with H.A. DUNCAN

witnessed the execution thereof.

C.A. Tate

Sworn To before me this
22nd day of March 1958

Felmon Smith (SEAL)
Notary Public for S.C.



Recorded March 18, 1958 at 3:52 P. M. #6383